

PROPOSED CHANGES TO SEC. 7-11-4 BY THE WATERSHED POLICY COMMITTEE:

1. Add to Sec. 7-11-4(d)(5) to read: If any additional aquatic buffering beyond the State minimum requirements is provided, the aquatic buffer area shall be acceptable land for open space reservation and the total open space requirements shall be reduced by 50 percent of the aquatic buffer area provided.
2. Add to Sec. 7-11-7(c) If any additional buffering beyond the State minimum requirements is provided, flexible standards may be authorized by the Planning and Development Director as provided for in Sec. 7-11-7 (c)(1) Setbacks, Sec. 7-11-7(c)(2) Parking garages and parking lots, and Sec. 7-11-7(c)(5) Front setbacks.

PROPOSED CHANGE TO SEC. 7-11-7 BY THE WATERSHED POLICY COMMITTEE:

1. Add new section e. to Sec. 7-11-7(c)(1): The development is providing an additional managed aquatic buffer in excess of the State minimum required buffer as described and provided for in Sec. 7-12-2(g)(3) Aquatic Buffers Post-Construction.

PROPOSED CHANGES TO SEC. 7-18-19 BY STAFF:

1. Delete the second paragraph from Sec. 7-8-19(f)(12) and leave all other paragraphs. The paragraph to be removed is as follows:

River Resource Yard - A river resource yard equal to 20% of the lot depth, with a maximum depth of 50 feet and a minimum depth of 20 feet shall be required of those properties abutting the French Broad River and Swannanoa River banks for all new development on these lots. This river resource yard is to be measured from the top of the banks of the rivers at the time of site plan approval. Existing continuous tree stands should be preserved to stabilize the river banks. Selective pruning or removal of diseased trees and shrubs in the river resource yard is permissible, provided that a live root system stays intact to provide for bank stabilization, erosion control, and improved water quality. Dead and diseased vegetation may be removed. Walkways, trails, river access areas, and similar activities may occur within the River Resource Yard.

2. Delete the sixth paragraph from Sec. 7-18-19(f)(5) and leave all other paragraphs. The paragraph to be removed is as follows:

Lots abutting the river: Setback from the top of the river bank a distance equal to 20 percent of the lot depth, with a maximum setback of 50 feet and a minimum setback of 20 feet (See River Resource Yard; Development Standard # 12). This distance shall be measured at the time of site plan review.

PROPOSED CHANGE TO SEC. 7-2-5 BY STAFF:

1. Delete the definition from Sec. 7-2-5 for River Resource Corridor. The definition to be removed is as follows:

River resource corridor means a setback running approximately parallel to the sides and banks of the rivers defined and characterized by the location of critical riparian vegetation and habitat associated with the wash.